

Raymond Planning Board Minutes
November 19, 2009

Approved 12/03/09

Place: Raymond High School; Media Center
Call to Order: 6:30 p.m.

Members Present: Jonathan Wood, Chairman; Carolyn Matthews, Vice Chairman; Jim Kent, Secretary; Bill Hoitt, Selectmen's Ex-Officio; Gretchen Gott; Doug Vogel; Bill Cantwell.

Staff Present: Ernest Cartier Creveling, Community Development Director; Kevin Pratt, Fire Chief; Richard Mailhot, Code Enforcement Officer; Robert Price, Planning Technician.

Pledge of Allegiance

Jonathan Wood announced that the Planning Board is currently seeking Alternate members, as there are none, and can be up to five. Additionally, Mr. Wood announced that the Planning Board is seeking someone to fill the vacant seat on the Southern NH Planning Commission.

Presentation by Raymond Voter Information Project

Colleen West Coates, a member of the Raymond Voter Information Project, noted that, with the loss of the Rockingham News (print edition), there is no longer a medium for Raymond voters to gather information. She noted that Planning Board warrant articles are typically the most confusing to follow for the layman voter. She stated the Raymond VIP is going to strive to improve citizen access and participation in local government. She stated in order to do this they will need a strong line of communication with all Boards and Committees in Town. Ms. West Coates noted the group's website: <http://www.raymondvip.info>.

Approval of Minutes

Members Sitting for Approval of Minutes: Jonathan Wood; Carolyn Matthews; Jim Kent; Gretchen Gott; Doug Vogel.

MOTION: Jim Kent made a motion to approve the minutes of November 05, 2009 as amended. Gretchen Gott seconded. The motion passed with a vote of 4-0-1, with Carolyn Matthews abstaining.

MOTION: Gretchen Gott made a motion to approve the minutes of November 12, 2009 as amended. Gretchen Gott seconded. The motion passed with a vote of 4-0-1, with Doug Vogel abstaining.

Work Session- Zoning Amendments

Members Sitting for this Discussion: Jonathan Wood; Carolyn Matthews; Jim Kent; Bill Hoitt; Bill Cantwell; Doug Vogel; Gretchen Gott.

Bill Cantwell and Bill Hoitt arrived to the meeting at this time.

The Planning Board continued its work on zoning amendments for the 2010 ballot. Following are the actions taken by the Board on each amendment that has been actively discussed:

SPRINKLER ORDINANCE

Fire Chief Kevin Pratt gave a presentation to the Planning Board to show the difference between a sprinkler-protected building and a non-sprinkler-protected building.

Chief Pratt noted the State is operating off the NFPA 2003 code. The State has not yet adopted a more recent code, however there is currently a push to adopt the 2009 NFPA code.

Bill Cantwell stated he is concerned with inclusion of existing buildings for people who budget for a small project that may incidentally reach the threshold to install a sprinkler system which, in a renovation, will be a much greater cost than with new construction. He stated he understands the benefit, but is trying to see the other view.

Gretchen Gott stated she is more concerned about the safety of rescue personnel than the cost of a sprinkler system.

MOTION: Gretchen Gott made a motion to forward the sprinkler ordinance to the December 17, 2009 public hearing. The ordinance shall include language noting the intent of the ordinance is to cover all forms of housing. Bill Hoitt seconded. The motion passed with a unanimous vote of 7-0-0.

ZONE G CONSISTENCY

MOTION: Gretchen Gott made a motion to forward to the December 17, 2009 a zoning amendment clarifying that Zone G land will not be used in calculating the number of allowed units, nor the square footage calculation for the number of lots within Zone A, Zone B, Zone E and Zone F. Carolyn Matthews seconded. The motion passed with a vote of 5-1-1, with Bill Cantwell opposed and Bill Hoitt abstaining.

ZONE A EMERGENCY WATER LINE

MOTION: Gretchen Gott made a motion to forward this amendment to the December 17, 2009 public hearing with the caveat that the ordinance will self-terminate within 18 months of enactment. Carolyn Matthews seconded. The motion passed with a unanimous vote of 7-0-0.

IMPACT FEES

MOTION: Doug Vogel made a motion to forward the first impact fee amendment proposal to the December 17, 2009 public hearing with amendments for clarity. Gretchen Gott seconded. The motion passed with a unanimous vote of 7-0-0.

MOTION: Bill Cantwell made a motion to not pursue the second proposed impact fee amendment for the 2009-2010 zoning season. Gretchen Gott seconded. The motion passed with a unanimous vote of 7-0-0.

VARIANCE TIME LIMITATIONS

MOTION: Gretchen Gott made a motion to forward the amendment regarding placing time limitations on relief granted by the Zoning Board of Adjustment to the December 17, 2009 public hearing with the caveat that the amendment includes language requiring a public hearing for extension requests. Jim Kent seconded. The motion passed with a vote of 6-0-1, with Doug Vogel abstaining.

Other Business

The Board briefly discussed a request from a forthcoming applicant to schedule a site walk prior to their initial public hearing before the Planning Board. The Board decided that it would not schedule a site walk prior to the public hearing.

Adjournment

MOTION: Doug Vogel made a motion to adjourn. Bill Hoitt seconded. The motion passed with a unanimous vote of 7-0-0. The meeting adjourned at 10:09 p.m.

Respectfully submitted,

Robert Price
Planning Technician